



City of San Antonio

Legislation Details (With Text)

File #: 18-1805
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/20/2018
Title: ZONING CASE # Z2018077 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 27.374 acres out of NCB 15894, generally located in the 6300 block of Walzem Road and Woodlake Parkway. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2018077

SUMMARY:
Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District

Requested Zoning: "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 20, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Dial Eisenhower LP

Applicant: Woodlake MHC, LLC

Representative: UP Engineering, LLC

Location: Generally located in the 6300 block of Walzem Road and Woodlake Parkway

Legal Description: 27.374 acres out of NCB 15894

Total Acreage: 27.374

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Randolph Air Force Base

Property Details

Property History: A portion of the subject property was rezoned from “R-6” Residential Single Family District to “C-3” Commercial District by Ordinance 96338, dated September 12, 2002. The other portion of the subject property was rezoned from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MHP AHOD” Manufactured Housing Park Airport Hazard Overlay District by Ordinance 2014-04-17-0270, dated April 17, 2014.

Topography: A portion of the property that intersects Rosillo Creek is located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “OCL”

Current Land Uses: Commercial and Single-Family Residences

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “MHP”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “C-3” and “R-6”

Current Land Uses: Gas Station and Single Family Residences

Overlay and Special District Information:

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Walzem Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 632

Thoroughfare: Woodlake Parkway

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information:

The minimum parking requirement is 1 space per unit for manufactured homes.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “C-3” and “MHP”. “C-3” allows for uses such as bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales, auto muffler, hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. “MHP” provides suitable location for HUD-code manufactured homes in manufactured home parks.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center. The subject property is not located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is not located within an adopted Neighborhood, Community, Perimeter, or Sector Plan. Therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning to “MPH” Manufactured Housing Park District will add housing options inside Loop 1604.

3. Suitability as Presently Zoned:

The current “C-3” General Commercial District is not an appropriate zoning for the property and surrounding area. The adjacent properties consist of a Manufacture Housing Park and Residential Single-Family that carry the “MPH” and “R-6” base zoning districts.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed zoning change and development will offer much needed housing options on the Far East side of San Antonio.

5. Public Policy:

The proposed rezoning does not appear to conflict with any goals, principles, and objectives of the SA Tomorrow Comprehensive Plan.

SA Tomorrow Comprehensive Plan Relevant Goals and Objectives:

- H Goal 1: Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.
- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) are available at a variety of price and rent levels.
- H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

6. Size of Tract:

The subject property is 27.374 acres, which would adequately support the development of a Manufactured Housing Park.

7. Other Factors:

There are 140 units being proposed for this development. If approved, the development will be required to submit a Manufactured Home Park Plan as part of the plat process.